



Development Services Department  
 2880 International Circle  
 Colorado Springs, Colorado 80910

**DEVIATION REVIEW  
 AND DECISION FORM**

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Procedure # R-FM-051-07  
 Issue Date: 12/31/07  
 Revision Issued: 00/00/00  
 DSD FILE NO.:

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**General Property Information:**

Address of Subject Property (Street Number/Name): 8140 Sandy Court  
 Tax Schedule ID(s) #: 5333303016  
 Legal Description of Property: Rocky Mountain Industrial Park Fil. No. 1A, Lot 2

Subdivision or Project Name:  
 Jackson Office Warehouse & Storage  
 Buildings

Section of ECM from Which Deviation is Sought: 2.2.4 Design Standards for Transportation Facilities w/ Figure 2-16  
 (Typical Urban Local Cross Section)  
 Specific Criteria from Which a Deviation is Sought:  
 Use of sidewalks.

Proposed Nature and Extent of Deviation:  
 Use a Rural Local cross section with no sidewalk.

**Applicant Information:**

Applicant: LWA Studios  
 Applicant is:  Owner  Consultant  Contractor  
 Mailing Address: 201 E. Las Animas, Suite 113  
 Telephone Number: 719-635-0880  
 Email Address: larry@gastudios.com  
 State: CO Postal Code: 80903  
 Fax Number: \_\_\_\_\_

**Engineer Information:**

Engineer: Michael A. Bartusek, PE  
 Company Name: Associated Design Professionals, Inc.  
 Mailing Address: 3520 Austin Bluffs Pkwy., Suite 102  
 Colorado Springs  
 Registration Number: 23329  
 Telephone Number: (719) 266-5212  
 Email Address: mbartusek@adpcivil.com  
 State: CO Postal Code: 80918  
 State of Registration: Colorado  
 Fax Number: (719) 266-5341

**Explanation of Request (Attached diagrams, figures and other documentation to clarify request):**

Section of ECM from Which Deviation is Sought: 2.2.4 Design Standards for Transportation Facilities w/ Figure 2-16  
 (Typical Urban Local Cross Section)  
 Specific Criteria from Which a Deviation is Sought: Use of sidewalks.

Proposed Nature and Extent of Deviation:  
 Reason for the Requested Deviation: Use of Urban Local cross section with sidewalks.

Comparison of Proposed Deviation to ECM Standard: To conform with all other adjacent developed lots within the entire Rocky Mountain Industrial Park development.  
 Applicable Regional or National Standards used as Basis: \_\_\_\_\_

PPR 17-057

**Application Consideration:**

**CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION**

**JUSTIFICATION**

The ECM standard is inapplicable to a particular situation.

Approved plans for the Rocky Mountain Industrial Park Subdivision do not require sidewalks. All street improvements are constructed and no sidewalks exist in the development.

Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

**If at least one of the criteria listed above is not met, this application for deviation cannot be considered.**

**Criteria for Approval:**

**PLEASE EXPLAIN HOW EACH OF THE FOLLOWING CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST**

The request for a deviation is not based exclusively on financial considerations. For this proposed lot development adjacent lots do not have sidewalk sections.

The deviation will achieve the intended result with a comparable or superior design and quality of improvement. The proposed deviation will match the adjacent lot cross sections which have functioned without problems.

The deviation will not adversely affect safety or operations. *CRP* The proposed cross section will meet the guidelines set forth in ECM 2.2.4 for Rural Local Cross Section with no modification to the existing ROW or Street Section. The addition of a sidewalk would not improve safety since there are no sidewalks in the entire industrial development.

The deviation will not adversely affect maintenance and its associated cost. There would be no maintenance cost associated with this Deviation.

The deviation will not adversely affect aesthetic appearance. Deviation will match surrounding lot development.

**Owner, Applicant and Engineer Declaration:**

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review,

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and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

[Signature] Signature of owner (or authorized representative) 11/25/2018 Date

Signature of applicant (if different from owner) \_\_\_\_\_ Date \_\_\_\_\_

[Signature] Signature of Engineer 1/25/18 Date

Engineer's Seal



**Review and Recommendation:**

**APPROVED** by the ECM Administrator [Signature] for J. IRVINE Date 3/22/18

This request has been determined to have met the criteria for approval. A deviation from Section 2.2.4 of ECM is hereby granted based on the justification provided. Comments:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ Additional comments or information are attached.

**DENIED** by the ECM Administrator

\_\_\_\_\_ Date \_\_\_\_\_  
This request has been determined not to have met criteria for approval. A deviation from Section \_\_\_\_\_ of ECM is hereby denied. Comments:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ Additional comments or information are attached.

PCD